

**Minutes
Hudson Development Corporation
Tuesday, January 23rd, 2024
One North Front Street
Hudson, NY 12534**

A regularly scheduled meeting of the Hudson Development Corporation (HDC) Board of Directors was held at the offices of the Columbia County Chamber of Commerce located at One North Front Street, Hudson, NY 12534 on Tuesday, January 23rd, 2024.

Meeting was called to order at 12:03 PM by Christine Jones, President.

- President Jones welcomed Board and members of the public and confirmed that we are conducting a hybrid meeting via Zoom.

Name	Title	Status	Arrived/Departed
Paul Barrett	Secretary	Present	
Paul Colarusso	Board Member	Present	
Tom DePietro	Board Member (Ex-Officio)	Absent	
Phil Forman	Treasurer	Present	
John Friedman	Board Member	Present	
Nicholas Haddad	Vice President	Present	
Mayor Kamal Johnson	Board Member (Ex-Officio)	Present	
Christine Jones	President	Present	
Kristan Keck	Board Member	Absent	
Martha Lane	Board Member	Present	
Seth Rogovoy	Board Member	Absent	
Peter Schram	Board Member	Absent	
Britt Zuckerman	Board Member	Present	
Kristal Heinz	HDC Attorney	Present	
Jan Egan	Scribe	Present	

• Minutes: November Ratification and Request for ratification of December 19th, 2023 Minutes

- President Christine Jones confirmed email ratification by Board of November 2023 HDC Minutes.
- President Jones then asked for a motion to approve December 19th, 2023, Minutes as submitted.
- Member Lane so motioned, seconded by Member Haddad.
- Motion unanimously approved and carried.

• Board Chair Report

- President Jones reminded all that 2024 is the 40th Anniversary of HDC 501C3 status.

JLE Review

- Launched partnership with Denham Wolf and have retained them for 3 months.
- Sent them documents: Feasibility Study, By-Laws, Inspection Reports, HDC Founding documents in advance of Hudson meeting.
- Gave Denham Wolf a tour of Hudson, Warren Street and JLE property.
- Hosted a lunch that included Architect Chip Bohl, and Jen Crawford.
- Went on a tour of JLE property and discussed the water issue; it's not roof damage, but rather an open roof trap door during the heavy rains.
- Denham Wolf formulated an idea for how to examine JLE purchase feasibility: a weekly Thursday ZOOM call @ 4 PM to discuss specific issues/tracks relating to potential JLE offer.

HDC Audit:

- Annual HDC Audit presentation at HDC noon meeting March 26th and will be a lunch meeting. (Auditors will be making their presentation.)

Business Roundtable:

- First "Let's Talk Business" Roundtable was held January 9th (HDC is collaborating with Hudson Business Coalition.)
- Roundtable discussion can be viewed on HDC YouTube Channel.
- Second "Let's Talk Business" will be in February.

Winter Walk Recap:

- Review of December Winter Walk event was very positive and resulted in shared goal to further evolve for December 2024.

Oakdale Plunge:

- HDC has provided Oakdale Plunge 501C3 fiscal sponsorship for their annual event.

Hudson State Pollution Discharge Elimination System (SPDES):

- Potential businesses may not be moving forward because of a capacity issue (sewage plus rain/environmental runoff), so is a concern of HDC.
- Septic/Waste System is 200+ years old.
- According to Rob Perry (DPW), remedy will take 2-3 years to repair: must be mapped and newly designed.
- \$180MM to create a new design (Received \$60MM federal grant to begin and will apply for 2 more grants in the next two years.)
- HDC Attorney Heinz noted that communication from the city has not been optimal; and that it would be helpful to have more information from city officials.

NYSEG gas line repair/replacement status:

- City is allowing continued work throughout winter on street repairs to avoid disrupting businesses this spring/summer.

Front Street Bridge repair:

- Beginning in February; project is being handled by Colarusso Construction.

• **Treasurer's Report**

Treasurer Phil Forman presented:

- Previously emailed financial report to all and had hard copies as well.
- Met with Oakdale Plunge folks at bank and helped set up 501C3.
- First round of Audit documents submitted.
- Moved approx. \$50,000 out of money market fund to checking to pay consultants, etc. fees.
- No other changes to report; invested interest continuing to accrue.
- Treasurer Forman asked for motion to approve budget statement of activity as submitted (as of December 31, 2023).
- Member Barrett so motioned, Member Jones seconded and motion to approve Treasurer's Report as submitted carried.

• **Progress Report**

Denham Wolf Committees/Tracks:

- Four tracks:
 - **Role of city in the JLE transaction:** Hudson as occupant, sale of other city buildings to put back on tax rolls, political concerns to adapting JLE as a mixed-use building, required vote from HCSD).
 - **"Tenant-ing" strategy:** who will occupy the JLE building in addition to city? I.e., CGCC, CMH, Pocketbook Factory; also, how to use the "shared spaces".
 - **Building Committee:** all aspects of the building i.e., construction, HVAC, remediation, purchase price, school board.
 - **Financial and Workload Structure:** how does HDC engage with occupants, organization, sources of financial help/grants.
- Treasurer Forman clarified the term "governance": from a Board perspective: everything HDC does is reviewed by the Board (HDC Governance Policy.)

Jess Waller Grant Research:

- Ms. Waller surveying the Grant landscape and read from a list of potential prospects: federal level grants, USDA rural development programs, "hyper" local grants.
- Award time from application to award varies, with most taking about 3 months.

1st Business Roundtable:

- Hudson Home's Richard Bodin spoke, and discussion will be available via YouTube channel on HDC site.

2nd Business Roundtable:

- February 6th @ 9 AM with Park Theatre's Bob Provost (CEO/NYSTIA).
- Discussion: What does tourism add to a community?
- Tourism in NYS: traveler spending in Columbia County in 2022 exceeded pre-COVID numbers.
- Generated over \$11MM in state taxes and over \$13MM in local taxes.

- Tourism-related activity accounts for 11.8% of all employment and 9.9% of all labor income.
- Looking at a Tourism-based grant that can support the economy of the town.

• **New Business**

Police Department Camera Installation

- President Jones spoke with Chief Moore about HDC financial support to help police install the cameras (which will be installed in different locations).
- 10 cameras in total.
- Chief Moore will get costs from President Jones and then she will present to HDC members.
- Discussion about camera maintenance and operation costs as well as installation locations, i.e., Providence Hall.

Tax Bill from Greenport

- Treasurer Forman is going to meet with Greenport Assessor to discuss Tax Exempt status.
- Member Barrett noted that property is under water.

Next HDC Meeting is Tuesday February 27th at noon.

With no other business to be conducted, and no further public comment, President Jones asked for motion to adjourn meeting. Member Barrett so motioned, Member Lane seconded, and motion to adjourn unanimously carried.

- January meeting adjourned @ 12:43.

Respectfully submitted by Jan Egan.